
TO ADDRESS THE COMMISSION
PLEASE STEP TO THE ROSTRUM &
STATE YOUR NAME & ADDRESS

Regular Meeting
April 25, 2007 - 7 p.m.
City Hall Council Chambers
1201 Civic Center Boulevard

YUBA CITY PLANNING COMMISSION
AGENDA

Commissioner Satwant Takhar (Chair)
Commissioner Craig Starkey (Vice Chair) Commissioner John Sanbrook
Commissioner Preet Didbal Commissioner Mike Tomlinson
Commissioner John Dukes Commissioner Jose Flores

Roll Call

Pledge of Allegiance

Approval of minutes from meeting held on April 11, 2007

Appearance of Interested Citizens*

Correspondence: - None

Public Hearings:

- 1. PUBLIC HEARING: TENTATIVE MAP TM 07-01 TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS LOCATED AT THE SOUTHWEST CORNER OF LINCOLN ROAD AND SESSLER DRIVE, ASSESSOR'S PARCEL NUMBER 56-320-048; PROPERTY OWNER/APPLICANT: SIRI GURU RAM DAS KHALSA SCHOOL**

Commission Consideration: - Meritorious Awards

Commission Discussion: - None

Other Business: - None

Report on Actions of the City Council

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$785 (\$378 if the project concerns a single-family residence), must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Commission action becomes final. The exception to this is rezonings--please check with the Planning Department, 1201 Civic Center Boulevard, Yuba City for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

If you require auxiliary aids or services (e.g., signing services) to make a presentation to the Planning Commission, the City will be glad to assist you. Please contact the City offices (530/822-4601) at least 72 hours in advance so such aids or services can be arranged. City Hall TDD: 530/822-4732.

*Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Members of the Commission will respond as best as they can to public comments but cannot take action or enter into a discussion on items not contained on the agenda. Public comment on public hearing agenda items will be permitted during the hearing.



City of Yuba City
Planning Division Agenda Report
Planning Commission Meeting

April 25, 2007

DATE: April 19, 2007
TO: Yuba City Planning Commission
FROM: Brian Trudgeon, Principle Planner
SUBJECT: Agenda Report – Meeting of April 25, 2007

- PUBLIC HEARING: TENTATIVE MAP TM 07-01 TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS LOCATED AT THE SOUTHWEST CORNER OF LINCOLN ROAD AND SESSLER DRIVE, ASSESSOR’S PARCEL NUMBER 56-320-048; PROPERTY OWNER/APPLICANT: SIRI GURU RAM DAS KHALSA SCHOOL**

Project Description:

The applicant proposes to subdivide one 1.62-acre parcel into two parcels of 0.8 and 0.82 acres at the southwest corner of Lincoln Road and Sessler Drive.

Property Description:

The 1.62-acre parcel is currently vacant. Curb, gutter, and sidewalk exist along the Lincoln Road frontage. (See Attachment 1, “Aerial Photo”.)

General Plan Designation:

Neighborhood Commercial

Zoning Classification:

C-1, Neighborhood Convenience Commercial District. Minimum parcel size is 5,000 square feet.

Surrounding Land Use:

Single-family homes are located to the south, west, and across Lincoln Road to the north. Sessler Drive and vacant commercial property are located to the east.

Previous Actions and/or Policies:

The subject property was a remainder parcel from the Daytona Estates subdivision map (SM 03-04), approved by the Planning Commission on August 27, 2003.

Environmental:

Categorically Exempt per Section 15315 pertaining to minor land divisions.

Staff Comments:

Staff supports the applicant's proposal to subdivide the parcel. The proposed parcels will conform to all aspects of the General Plan and the Yuba City Zoning Regulations. The new parcels will be large enough to accommodate small uses and the associated improvements that are allowed in the C-1, Neighborhood Convenience Commercial District.

Recommended Action:

- A. Adopt the following findings:
 - 1. The approval of TM 07-01 is consistent with the goals, policies and objectives, as well as the Neighborhood Commercial designation, of the Yuba City General Plan.
 - 2. The approval of TM 07-01 is consistent with the standards for the C-1, Neighborhood Convenience Commercial zoning district.
 - 3. TM 07-01, in accord with Section 15315 of the California Environmental Quality Act, is exempt from further environmental review since it consists of the division of property in an urbanized area and is in conformance with local General Plan and Zoning requirements.

- B. Approve Tentative Map TM 07-01 subject to the following forty-three conditions of approval:

General

- 1. The Conditions of Approval shall be attached to and made an integral part of the improvement plans.

Planning Division

- 2. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California

law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

Engineering Division

3. Traffic control construction signs shall be installed/erected per City of Yuba City Standards and Details, CalTrans Standards and Details, and the Manual of Uniform Traffic Control Devices. The signs shall be maintained throughout the project duration.
4. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. An operational water truck shall be onsite at all times to assist in dust control.
5. Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce wind blown dust emissions.
6. To help contain fugitive dust, construction sites shall be watered down during the construction of the project.
7. Temporary silt fencing shall be erected during construction so that transport of construction debris can be retained on-site.
8. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.
9. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
10. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
11. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work.
12. The Developer's Superintendent/Representative shall be onsite when contractor is working and be available to the City's Inspectors assigned to the project. The Developer

shall be responsible for making sure that the contractor is working from signed improvement plans and a signed storm water pollution prevention plan.

13. The Developer's Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project.
14. Sidewalks within and adjacent to the construction area shall be kept clean and remain accessible for American Disability Act compliance.
15. Storage of construction material is not allowed in the travel way.
16. No parking will be permitted on Lincoln Road.

Prior to issuance of Grading Permit

Engineering Division

17. On proposed developments that are larger than one acre, provide evidence that a Notice of Intent has been submitted and received by the local Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be provided to the City.
18. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices (BMP). The Developer shall be responsible for maintaining the SWPPP. The SWPPP shall conform to the provisions in Section 7-1.01G, "Water Pollution," of the Caltrans Standard Specifications for construction of streets and local roads dated May 2006, the requirements in the Manuals, and the requirements of the Permits. The Developer shall be responsible to include provisions for SWPPP requirements on the contract documents for the work under the proposed development. These provisions shall direct the successful contractor to develop a SWPPP document per the directions on the Caltrans website at <http://www.dot.ca.gov/hq/construc/stormwater/stormwater1.htm>. The Contractor shall submit the SWPPP document within the time lines set forth on the development's special provisions and allow 15 days for the City of Yuba City to review and approve or return the document for revisions. *The developer/Contractor shall not start any work until the SWPPP document has been approved by the City of Yuba City.* Should the Developer fail to ensure satisfactorily compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.
19. The following minimum Best Management Practices (BMPs) shall be required during construction:
 - a. Construction crews shall be instructed in preventing and minimizing pollution on the job.

- b. Stabilize construction entrance/exit to prevent tracking onto roadway. Only one stabilized construction entrance/exit will be allowed per site. Vehicles entering and leaving construction sites spread pollutants such as sediment, gravel, and other loose particles onto adjacent roads. Pollutants are washed into roadside ditches and are a nuisance to drivers and may cause damage to vehicles.
- c. Protect exposed slopes from erosion through preventative measures. Cover slopes to avoid contact with storm water by hydro-seeding, mulch, use of plastic sheeting or other approved means.
- d. Use brooms and shovels when possible to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
- e. Designate a concrete washout area, if needed, to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
- f. Establish a vehicle storage, maintenance, and refueling area, if needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
- g. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
- h. Be prepared for rain and have the necessary materials onsite before the rainy season.
- i. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.

Prior to approval of Improvement Plans

Engineering Division

- 20. A Subdivision Agreement outlining any costs (hot tap, connection fee, etc.) associated with the development shall be accepted by the City prior to approval of plans.
- 21. Sessler Drive shall be widened to a half-width of 21.5' from centerline to back of curb. Right-of-way shall be dedicated to a half-width of 27.0' together with a 10.0' PUE behind the right-of-way. Construction shall include barrier curb and gutter and 5.0' sidewalk as otherwise shown on the tentative map and approved by the Public Works Department.
- 22. The structural section for all road improvements shall be designed using a geotechnical investigation which provides the basement soils R-value and expansion pressure test results. The structural section shall be designed to the following standards:
 - a. Use 3" minimum for residential, and 4" minimum for collectors and arterials, of "Type A" asphalt concrete over Class 2 aggregate base (the thickness of the base shall be designed to the R-value of the soil)
 - b. Use a traffic index of 6 for residential streets
 - c. Use a traffic index of 7 for collector streets
 - d. Use a traffic index of 10 for arterial streets

A copy of the geotechnical investigation, including R-value test, test locations and structural section calculations, shall also be submitted with the first improvement plan check, or as directed by the Public Works Department.

23. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
24. Where an excavation for a trench and/or structure is 5 feet deep or more, the contractor shall conform to O. S. H. A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department.
25. Improvement plans shall be approved by the Yuba City Fire Department.
26. All service laterals (water, sewer, irrigation), along with required meters are to be shown on the civil improvement plans. Connection fees shall apply.
27. The fire suppression system(s) that will be servicing the property shall tie-in directly to the City water main. Hot tap fees shall apply.
28. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.
29. Existing street lights shall be shown on Improvement Plans. If any additional street lights are required to be installed as part of project, street lights shall comply with Yuba City Standard Details and shall be included in the Improvement Plans and Specifications.
30. Required Improvement Plan Notes:
 - a. "Any excess materials shall be considered the property of the contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the CalTrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
 - c. "Prior to the issuance of building permits, all applicable development impact fees shall be paid to the satisfaction of the Public Works Department and in accordance with City and local district ordinances."
 - d. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."

Planning Division

- 31. A solid 6-foot high masonry block wall shall be constructed along the residential property lines. A detail of the wall shall be shown on the improvement plans. Design of the wall shall be approved by the City prior to its construction.

Prior to Final Map Recordation

Engineering Division

- 32. If street lights are required, all street lighting shall be dedicated to the City of Yuba City.
- 33. If street lights are required, the property shall petition for formation of a Zone of Benefit of the Yuba City Lighting and Landscape Maintenance District for the purpose of maintaining the street lights.
- 34. A public utility easement shall be provided along Lincoln Road and Sessler Drive extending 10' behind the right-of-way line.
- 35. Cross easements shall be reserved in deeds for ingress and egress, parking, drainage, and the maintenance thereof to the benefit of all parcels involved in the division.

Prior to Building Permit

Engineering Division

- 36. The Developer's Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines.

Building Division

- 37. A building pad certificate from a licensed engineer or surveyor as well as a lot grading certificate shall be provided to the City.

Prior to Certificate of Occupancy

Engineering Division

- 38. All street lighting shall be energized.
- 39. The curb, gutter, and sidewalk, shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.

40. All reduced pressure backflow preventers shall be tested and a back flow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.
41. The City reserves the right to direct the Developer to hydroflush the storm drain and sewer lines if any construction debris is found in the lines.
42. All existing overhead utilities and proposed utilities along Lincoln Road and Sessler Drive, both onsite and along all project frontages shall be placed underground. The undergrounding shall go from the next post beyond the project frontage, across the frontage and then to the next post beyond the project boundary. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets. Appropriate easements shall be obtained by the Developer to facilitate these installations.
43. All underground utilities, public improvements, and site improvements shall be completed.

YUBA CITY PLANNING COMMISSION
MINUTES

Regular Meeting
April 25, 2007
City Hall Council Chambers

The meeting was called to order by Chairman Takhar at 7:00 p.m. Members present were as follows:

PRESENT

Chairman Satwant Takhar
Commissioner Preet Didbal
Commissioner Jose Flores
Commissioner John Sanbrook
Commissioner John Dukes

ABSENT

Commissioner Craig Starkey (*Excused*)
Commissioner Mike Tomlinson (*Excused*)

Also present were Katie Ertmer, Associate Planner; Paula Hyatt-McIntire, Deputy City Attorney; and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Commissioner Sanbrook.

The meeting minutes of April 11, 2007, were approved as corrected (Commissioner Flores left off, and property addresses left out of the reading of Commissioner Tomlinson's additional properties).

Appearance of Interested Citizens: - None

Correspondence: - None

Public Hearings:

- PUBLIC HEARING: TENTATIVE MAP TM 07-01 TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS LOCATED AT THE SOUTHWEST CORNER OF LINCOLN ROAD AND SESSLER DRIVE, ASSESSOR'S PARCEL NUMBER 56-320-048; PROPERTY OWNER/APPLICANT: SIRI GURU RAM DAS KHALSA SCHOOL**

Katie Ertmer, Associate Planner, presented a staff report.

Commissioner Flores asked how many children would be in the school.

Ms. Ertmer stated that currently a school has not been planned, and explained that a use permit will be required if a school does want to go in.

Commissioner Sanbrook asked how much right-of-way was to be dedicated for improvements on Sessler Drive.

Ms. Ertmer stated that Condition #21 explains what is required.

Chairman Takhar opened the public hearing.

Eric Baker, representative for Milestone & Associates, offered to answer any questions.

There being no further testimony, Chairman Takhar closed the public hearing.

Commissioner Sanbrook moved to A. Adopt the 3 findings; and B. Approve Tentative Map #TM 07-01 subject to 43 Conditions of Approval, was seconded by Commissioner Dukes, and the motion passed by a vote of 5-0-2 (Commissioners Starkey and Tomlinson absent).

Commission Consideration: - Meritorious Awards

Ms. Ertmer talked about the process for choosing a project (s) for a Meritorious Award, and went through photos of all the buildings finalized in 2006.

After discussion amongst the Commissioners, it was unanimously decided to award River Valley Bank the Meritorious Award for 2006 for new construction, and to award Percy Avenue Market the Meritorious Award for 2006 for best rehabilitation project.

Honorable Mentions for new construction were Gateway Center (N & M), 545 Garden Hwy., and Palisade's Plaza, and Salute Restaurant was the honorable mention for rehabilitation projects.

Commission Discussion: - None

Other Business: - None

Report on Actions of the City Council:

Ms. Ertmer gave a brief report.

Adjournment: The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

KATIE ERTMER, Secretary
YUBA CITY PLANNING COMMISSION